

**CITY OF KERRVILLE, TEXAS  
ZONING BOARD OF ADJUSTMENT**

**December 15, 2016**

**MEMBERS PRESENT:**

Linda Stilwell, Chair  
Peter Lewis, Vice-Chair  
Judy Eychner, Member  
Justin MacDonald, Member  
Sam Ligon, Member  
Danny Almond, Alternate  
Robert Parks, Alternate

**STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER**

On December 15, 2016 the Zoning Board of Adjustment meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

**1. VISITORS/CITIZENS FORUM:**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

No visitors were present; no one spoke.

**2. Consent Agenda**

2A. Approval of the minutes from the December 1, 2016 meeting.

Mr. MacDonald moved to approve the minutes as presented; motion seconded by Ms. Eychner and passed 5-0.

**3. PUBLIC HEARINGS AND ACTION**

3A. Public Hearing & Action, Variance Request – Public hearing, consideration, and action concerning two variance requests: 1) for a 9-feet variance from the 19-feet minimum side yard (corner side) required setback for a garage/carport; and 2) request for a 18-feet variance from the 25-feet minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate .298 acre tract. Legal Description BF Cage Addition a portion of Lot 1, Block B; located at 932 Barnett Street North; northeast of Barnett Street North, between Lamar Street North and Robinson Avenue North. (File No. 2016-074)

Mr. Robertson presented the findings of fact.

Ms. Stilwell opened the public hearing at 3:07 p.m.

Ms. Marie Brown complimented the property owners and supports this variance.

Hearing no one else speak, Ms. Stilwell closed the public hearing at 3:08 p.m.

Ms. Eychner moved to approve the variance based on the findings of fact; motion was seconded by Mr. Ligon and passed 5-0.

3B. Public Hearing & Action, Variance Request – Public hearing, consideration, and action concerning two variance requests: 1) for a 18-feet variance from the 19-feet minimum side yard (corner side) required setback for

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a garage/carport; and 2) request for a 20-feet variance from the 25-feet minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate .251 acre tract. Legal Description Mesa Park Subdivision Phase-I Lot 1, Block 5; located at 2301 Mesa Park Drive North. (File No. 2016-075)

Mr. Robertson presented the findings of fact.

Ms. Stilwell opened the public hearing at 3:14 p.m.

Mrs. Joe Wall is the owner of the property and explained her reasons for requesting this variance. She stated she moved into this property the end of March and was not aware that the existing carport [violated the current zoning code] but stated she needs an extended carport because her daughter is going to move in with her and her husband within the next year. Mrs. Wall's daughter and husband own large trucks and Mrs. Wall owns a large car that parks in the carport in the garage. Mrs. Wall stated she cannot get a large truck and large car in the carport. She stated the proposed carport will be a metal open carport and it will not be obstructing any view whatsoever and no one will be able to see it because it will be on the backside of the existing carport. Mrs. Wall stated when you come up Bridle Path you have to make a left turn to be on Mesa Park Dr. If you don't make a left turn you will be on Mrs. Wall's property. There is a sign that says, "Private Property – No Entrance".

Hearing no one else speak, Ms. Stilwell closed the public hearing at 3:15 p.m.

Mr. MacDonald moved to deny the variance based on the findings of fact; motion was seconded by Ms. Eychner and passed 5-0.

3C. Public Hearing & Action, Variance Request – Public hearing, consideration, and action concerning two variance requests: 1) for a 3-feet variance from the 6-feet minimum side yard required setback; and 2) request for a 13-feet variance from the 25-feet minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate .35 acre tract. Legal Description BF Cage Addition Lot 11 (SW PT), PTS of 1A & 1B, Block E; located at 818 Bulwer Avenue North; northeast of Bulwer Avenue North, between Earl Garrett Street North and Washington Street North. (File No. 2016-076)

Mr. Robertson presented the findings of fact.

Ms. Stilwell opened the public hearing at 3:36 p.m.

Mr. Gregg Boothby discussed reasons for needing this variance.

Hearing no one else speak, Ms. Stilwell closed the public hearing at 3:38 p.m.

Ms. Eychner moved to approve the variance based on the findings of fact; motion was seconded by Mr. Lewis and passed 5-0.

**4. STAFF REPORTS**

Mr. Robertson reported the next meeting will be Thursday, January 5, 2017 at 3:00 p.m.

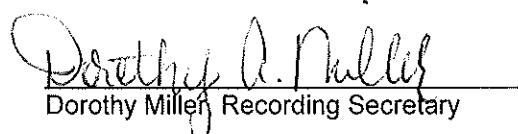
**5. ADJOURNMENT**

The meeting adjourned at 3:40 p.m.

ATTEST:

  
Linda Stilwell, Chair

January 5, 2017  
Date Minutes Approved

  
Dorothy Miller, Recording Secretary